

Paul Mason Associates

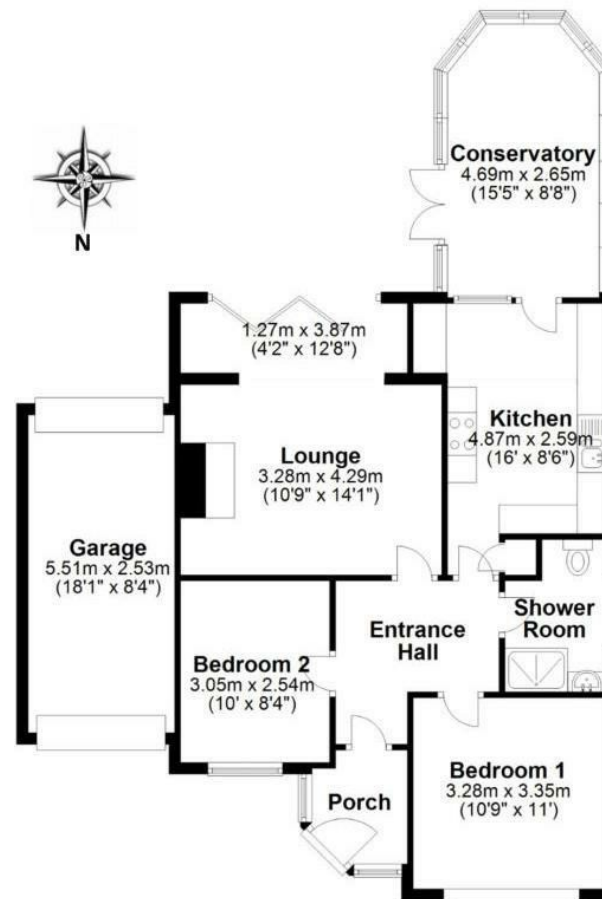


Haselfoot Road, Boreham, Essex, CM3 3EE
Offers in the region of £485,000

- Detached bungalow situated in a highly sought-after private road
- 80' x 40' well maintained South facing rear garden
- Two bedrooms
- Refitted modern bathroom
- Extended lounge with bi-fold doors to rear garden
- 15'5 x 8'8 conservatory and 16' x 8'6 modern fitted kitchen/breakfast room
- Single garage with doors to front and rear giving access to rear garden
- Private driveway providing ample off street parking
- No onward chain
- EPC - D

Situated in a highly sought-after private road is this spacious detached bungalow boasting a secluded and well-maintained south facing rear garden measuring approximately 80' x 40'. The property is well presented throughout with the accommodation comprising two bedrooms, refitted modern white bathroom suite, spacious extended lounge with bifold doors leading to rear garden, conservatory and 16' x 8'6 modern fitted high gloss kitchen/breakfast room with a range of integrated appliances to remain. The property is setback from the road with driveway providing ample off street parking and also benefits from a single garage with electric roller doors to front and rear providing vehicle access to rear garden. The property also boasts a gas fired combi boiler located in the loft, along with UPVC double glazed windows. There is easy walking access to the many village amenities, shops and doctors and also a short drive to the A12, Hatfield Peverel train station and Chelmsford City Centre. NO ONWARD CHAIN.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	83	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



APPROX INTERNAL FLOOR AREA
96 SQ M 1029 SQ FT

Distances

Boreham Primary School (0.2 miles)
A12 Boreham Interchange (1.3 miles)
Hatfield Peveler Train Station (2.8 miles)
Witham Town Centre (5 miles)
Chelmsford City Centre (5 miles)

All distances are approximate

ACCOMMODATION

Entrance Porch

UPVC double glazed entrance door. Double glazed windows to front and side. Obscure double glazed door to –

Entrance Hall

Radiator. Access to boarded loft via pull down ladder with lighting and housing gas fired Combi boiler. Coved ceiling.

Bedroom One

3.35m x 3.28m (11' x 10'9")
Double glazed window to front.
Coved ceiling. Radiator.

Bedroom Two

3.05m x 2.54m (10'0" x 8'4")
Double glazed window to front.
Coved ceiling. Radiator.

Bathroom

Obscure double glazed window to side. Re-fitted modern white suite comprising panelled bath with mixer taps and shower over. Vanity wash hand basin with mixer taps and storage cupboard below. Low-level WC. Part tiled walls. Coved ceiling. Inset spotlighting. Radiator.

Lounge

4.27m x 3.28m + 3.87m x 1.27m (14'0" x 10'9" + 12'8" x 4'1")
Double glazed bi-fold doors to rear. Feature fireplace with fitted gas fire. Radiator. Coved ceiling.

Kitchen/Breakfast Room

4.88m x 2.59m (16' x 8'6")
Double glazed window to rear and side double glazed door to rear leading to conservatory. An extensive range of modern white high gloss units fitted to base and eye level. Laminate work surfaces incorporating stainless steel sink unit with mixer taps. A range of integrated appliances to remain including full height fridge/freezer, additional freezer, dishwasher, washing machine, hob with extractor hood over

and double oven. Space for further freestanding fridge. Part tiled walls. Tiled flooring.

Conservatory

4.70m x 2.64m (15'5" x 8'8")
Double glazed windows to rear and side and French doors to side. Tiled flooring. Radiator. New polycarbonate roof.

EXTERIOR

Garage

5.51m x 2.54m (18'1" x 8'4")
Electric roller doors to front and rear giving vehicle access to the rear garden. Power and light connected.

Front Garden

Driveway to front providing ample off street parking. Lawned gardens with various flowers and shrubs. Access side. Outside lighting.

Rear Garden

A good size secluded and well maintained rear garden measuring approximately 80' x 40' commencing with a large paved patio area. Remainder laid to lawn with various flowers and shrubs and fencing to boundaries. Large timber

framed workshop to remain with power and light connected. Greenhouse and garden shed to remain. Outside lighting. Access to side.

Services

Gas central heating via Combi boiler located in the loft. Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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